Karen Johnson Davidson County
Batch# 791120 AFFIDAVIT
01/14/2022 11:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220114-0005994

THIS INSTRUMENT WAS PREPARED BY:
Birthright Title, LLC
2800 N Mt. Juliet Road
Mt. Juliet, TN 37122

SCRIVENER'S AFFIDAVIT

I, Morgan O'Neill, for Birthright Title, LLC recorded the Warranty Deed by and between **James E. Snider, Kevin B. Snider, and Karli Carroll** (Grantor) and **Justin Roddick and Rachel Roddick** (Grantee) of record in Instrument No. 20211201-0158361, recorded December 1, 2021, Register's Office for Davidson County, Tennessee, and do hereby certify that the following corrections should be made to the above-referenced instrument:

The Grantors are listed incorrectly as: James E. Snider, as to a sixty percent (40%) interest, Kevin B. Snider, as to a twenty percent (30%) interest, and Karli Carroll, as to a twenty percent (30%) interest, as tenants in common

The Grantors are hereby corrected to read: James E. Snider, Kevin B. Snider, and Karli Carroll, as tenants in common

The last two derivation clauses contained in said instrument are hereby amended to read:

Lurana A. Snider died April 7, 2007 vesting her interest in Elmer E. Snider as the surviving tenant. Elmer E. Snider died October 30, 2009 leaving a Last Will and Testament filed for Probate at Docket No. 09P1897 in the Chancery Court of Davidson County, Tennessee, in which James E. Snider is named devisee as to the 40% interest of the said Elmer E. Snider.

Lou Angeline Tillman (a/k/a Lou Tillman) subsequently conveyed her interest to James E. Snider by Quitclaim Deed dated August 14, 2012 and record August 14, 2012 in Instrument No. 20120814-0072778, Register's Office for Davidson County, Tennessee.

NOW THEREFORE, this Scrivener's Affidavit will serve as the correction for the aforementioned error in said Warranty Deed.

Witness my hand this 10th day of January, 2021. 2022

Morgan O'Neill

SWORN AND SUBSCRIBED BEFORE ME THIS 10th DAY OF January, 2021. 2022

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Morgan O'Neill, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of January, 2021 2022

_____
Notary Public
My Commission Expires: _____

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 1-4-22.

Date

Celia Stewart-Rouse

Affiant Signature

1-4-22

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 4 day of Jan, 2022.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

